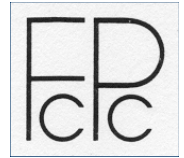




FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY

Wednesday April 9, 2014

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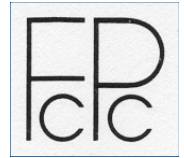
ITEM	TIME	ACTION REQUESTED
<u>9:30 a.m.</u>		
1. <u>MINUTES TO APPROVE</u> February 12, 2014 APPROVED March 12, 2014 APPROVED (AS CORRECTED)		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>AG CLUSTER PLAN</u> a) <u>TALBOT RIDGE FARM, SECTION 3, LOTS 4-8</u> - The applicant is requesting concept plan approval for a 5-lot Agricultural Cluster subdivision on a 250.59-acre property. Located on the east side of Talbot Run Road, opposite of Peddicord Road. Tax Map 71 / Parcel 18. Zoned: Agricultural (AG). Planning Region: New Market File:S1087, Plan #12935, FRO #12937 Mike Wilkins, Principal Planner APPROVED		DECISION
5. <u>PRELIMINARY PLAN</u> a) <u>URBANA COMMONS</u> - The applicant is requesting preliminary subdivision plan approval in order to divide the 4.75-acre site into four (4) commercial lots including a modification of the Forest Resource Ordinance to permit the removal of one non-hazardous specimen tree located in an area planned for extensive grading to accommodate the planned internal driveway. Located on the north side of Fingerboard Road (MD 80) at its intersection with Worthington Boulevard (relocated MD 355) in Urbana. Tax Map 96 / Parcel 189 and 38. Zoned: General Commercial (GC). Planning Region: Urbana File:S1133, SITE#14156, APFO #13626, FRO #13634, SWM #13124 Denis Superczynski, Principal Planner APPROVED		DECISION

Please note that this document is a summary of the discussion that took place at the referenced meeting. It does not include all discussion that occurred at the meeting and is not intended to be a transcript or formal minutes. If you would like to obtain a video of this meeting, please call 301-600-2572 or 301-600-1138.



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6. SITE PLAN

DECISION

- a) ROYAL FARMS CONVENIENCE STORE- The applicant is requesting site development plan approval for a convenience store with an accessory automobile filling station and carwash on a single 1.99 acre lot. Located on Fingerboard Road, west of its intersection with Worthington Blvd. Tax Map 96 / Lot 5 within Urbana Commons. Zoned: General Commercial (GC). Planning Region: Urbana.

File:SP99-08, SITE#14159, APFO #14160, FRO #14161

Denis Superczynski, Principal Planner

APPROVED

- b) CATOCTIN BREEZE VINEYARD- The applicant is requesting site development plan approval for a 759 square foot farm winery tasting room, on a 25.12-acre site. Located along Roddy Road, north of Roddy Creek Road. Tax Map 13 / Parcel 247. Zoned: Agricultural (AG) Planning Region: Thurmont

File:SP13-16, SITE#14083, APFO#14085, FRO #14086

Tolson DeSa, Principal Planner

APPROVED

7. ZONING TEXT AMENDMENT

RECOMMENDATION

- a) ACCESSORY STRUCTURE TEXT AMENDMENT- (ZT-14-01) - A public hearing will be held on the proposed text amendment intended to amend Section 1-19-8.240 of the Frederick County Zoning Ordinance relative to Accessory Structure requirements for properties in the Residential Zoning District.

Larry Smith, Zoning Administrator

RECOMMEND APPROVAL

8. CONSENT AGENDA

DECISION

- a) Staff will present the concept of creating a Planning Commission consent agenda and request a decision from the Planning Commission.

Shawna Lemonds, Planning Manager

APPROVED

10. APFO SCHOOL CONSTRUCTION FEE OPTION

INFORMATIONAL

- a) General Briefing and Q & A on APFO - Schools

Ron Burns, Engineering Supervisor-Traffic & Transportation

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